



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JULY 25, 2018
4:00 PM**

BOARD MEMBERS PRESENT:

John George
Pamela McClain
Matthew Walters
Stephanie Washington
Maggie DeSantis
Ray Scott
Sonya Mays
Donele Wilkins

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Rebecca Navin (DEGC)
Elizabeth Brinson (DEGC)
Paul Kako (DEGC)
Eric Tuomey (DEGC)
Kirstie Hardy (AKT Peerless)
Oren Brandvain (Develop Detroit)
Sandra Stahl (DBRA-CAC)
Scott Brinkman (City of Detroit)



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MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JULY 25, 2018
DETROIT ECONOMIC GROWTH CORPORATION
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM

CALL TO ORDER

Chair Matthew Walters called the meeting to order at 4:10 PM.

GENERAL

Approval of Minutes:

Mr. Walters called for a motion approving the minutes of June 27, 2018 as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. McClain, DBRA Resolution Code 18-07-02-237 was unanimously approved.

Treasurer's Report

Ms. Brinson presented the June 2018 Treasurer's report.

Mr. Walters called for a motion approving the June 2018 Treasurer's Report as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. DeSantis, DBRA Resolution Code 18-07-03-177 was unanimously approved.

PROJECTS

Michigan State Fair Grounds

Mr. Tuomey presented the proposed Funding Agreement to Perform Due Diligence Activities on Behalf of the City of Detroit.

On July 24, 2018, Detroit City Council approved the City of Detroit ("City") entering into a Purchase Agreement with The State of Michigan Land Bank Authority ("MLBA") and land sale to purchase the Michigan State Fair Grounds ("MSFG") subject to certain other terms and conditions. The City Administration is asking the Detroit Brownfield Redevelopment Authority ("DBRA") to assist with the Purchase Agreement by performing due diligence activities on behalf of the City. In consideration of such assistance, the City will approve a \$500,000 Funding Agreement between the City and the DBRA in advance of closing on the purchase for the MSFG to pay for the due diligence activities that the DBRA will perform on behalf of the City for site.

The City wishes to acquire the Property for certain public purposes and/or to market for sale for development. Given the existing commercial uses of the adjacent sites, staff feel that this Property presents a prime opportunity for the City to plan and implement a variety of projects on a site that has sat vacant and underutilized for a number of years. The MSFG site consists of 142 acres within the general area between Woodward Avenue (West), Eight Mile Road (North), the Grand Trunk Western Railroad (East), and State Fair Avenue (South). Currently, the Property is within a B4 zoning district (General Business District) (Exhibit A).

Based on information in previous environmental studies, is likely that there will be some environmental issues at the site. As a result, the closing of the MSFG acquisition is contingent upon completion of due diligence activities. The due diligence activities may include: surveys, environmental studies, and other recommended activities. The DBRA is being asked to complete its work on behalf of the City in advance of the closing.

City and DEGC staff are confident that the environmental conditions and an economically feasible cleanup plan can be created for the MSFG site. A viable reuse plan would result in a large site for redevelopment in the City of Detroit. Since there are so few sites of this type available in the City, a clean MSFG site would receive strong interest from a multitude of businesses seeking new facilities in Southeast Michigan.

Providing due diligence activities on behalf of the City for the MSFG site is consistent with the DBRA's goals of revitalizing environmentally distressed areas and alleviating blight within the City of Detroit, as well as consistent with the powers authorized by Act 381 of 1996, as amended.

Staff agrees that the DBRA is well positioned to assist the City with the due diligence activities, as authorized by Act 381 of 1996, as amended, at the MSFG Site.

Ms. Navin stated that the City of Detroit will be providing \$250,000 to the DBRA to be used for the due diligence activities and that after the \$250,000 has been expended, the DBRA will send invoices to the City of Detroit and request the funds to pay the invoices for services completed by contractors.

Mr. Tuomey added that the DBRA has already issued Requests for Proposals (RFPs) to potential contractors to perform the due diligence activities.

Mr. Scott asked who will be reviewing the environmental review reports once they are completed. Mr. Brinkman stated that the Planning and Development Department will be reviewing and signing off on agreements and that the Building, Safety Engineering and Environmental Department will be involved in the due diligence activities and will review completed reports.

Ms. DeSantis asked if the funding for the due diligence activities is going to come from the City of Detroit General Fund. Mr. Brinkman stated that the cost of acquisition for MSFG is \$4 million with \$3.5 million to be paid at closing, and the other \$500,000 will be used to pay the DBRA for performing the due diligence activities.

Ms. DeSantis asked why the procurement process is less onerous for the DBRA than it is for the City of Detroit. Mr. Walters stated that the procurement process for the City of Detroit is very bureaucratic.

Ms. DeSantis asked what ground penetrating radar is and what it will be used for. Mr. Tuomey stated that it will be used to identify if there are underground storage tanks at the site and that 450 soil borings will also be performed.

Ms. Wilkins asked what the historical uses were for the site and if there was ever manufacturing on the site. Mr. Tuomey stated that he is not aware of any manufacturing having been performed on the site. Mr. Brinkman added that the State of Michigan acquired the site in the 1920's and the land went to the Michigan Land Bank Fast Track Authority in 2012.

Ms. Wilkins asked what makes the City of Detroit believe that there are environmental issues on the site. Mr. Brinkman stated that a Phase 1 Environmental Site Assessment has been performed on the site. Mr. Tuomey added that sixteen underground storage tanks have been identified on the site, and the City of Detroit wants to be comprehensive in its analysis of the site.

Ms. McClain asked if Joe Dumars Fieldhouse was still located on the site. Mr. Tuomey stated that there is an existing lease for Joe Dumars Fieldhouse on the site. Mr. Brinkman added that there are currently three tenants on the site, Joe Dumars Fieldhouse, an affiliate of Chrysler, and a rail line and that the City of Detroit will evaluate the lease terms for the existing tenants.

Ms. McClain asked if the City of Detroit will use eminent domain to vacate the existing tenants. Mr. Tuomey stated that the City of Detroit will not use eminent domain and will have the ability to terminate the existing leases.

Ms. DeSantis suggested that Joe Dumars Fieldhouse could move to Chandler Park on the east side of the City of Detroit.

Mr. George asked how long the lease is for Joe Dumars Fieldhouse. Mr. Tuomey stated that the lease terms are until 2024.

Mr. George asked if the City of Detroit has received any proposals for the site. Mr. Walters stated that the City of Detroit has received proposals for the environmental reviews for the site.

Ms. DeSantis asked if there are any proposed uses for the site. Mr. Brinkman stated that a proposed use for a portion of the site is a tow yard for the City of Detroit. Mr. Walters stated that such a proposed use is not encouraged by the City of Detroit.

Mr. Walters called for a motion approving the acceptance of funding and Funding Agreement to Perform Due Diligence Activities on Behalf of the City of Detroit as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Ms. McClain, DBRA Resolution Code 18-07-258-01 was approved.

Second Amended and Restated Brownfield Plan for Garfield Area Redevelopment

Ms. Kanalos presented the Second Amended and Restated Brownfield Plan for the Garfield Area Redevelopment Project.

Project Introduction

This Plan is intended to replace the brownfield plan for the Garfield Area Redevelopment Project that was approved on October 18, 2006 (hereinafter referred to as the "2006 Plan") and that was

first amended and restated on November 1, 2011 (hereinafter referred to as the “2011 Amendment”). Changes are noted within the individual project descriptions. The Plan includes multiple projects, each to be developed by different developers (referred to generally throughout this Plan as the “Developer”). The developers have agreed that each of the projects benefit the others, and as such, agree to cooperate with one another to implement this Plan and any future agreements to be executed pursuant to this Plan.

Develop Detroit Inc. and Preservation of Affordable Housing Inc. were selected by the City of Detroit as the developers of four (4) City owned parcels that are part of the Plan. The second (2nd) amendment and restatement of the Garfield Area Brownfield Plan is being requested to include the new developers in the Brownfield Plan and to modify the following aspects of the 2011 Plan: scope of Project, Eligible Activities, TIF Table, and Eligible Investment that was included in the original approvals.

In the 2006 Plan, the projects were as follows:

- Garfield Manor and York Apartments
- E. Forest Art Project
- Randora Apartments
- Parking Deck I
- Parking Deck II

In the 2011 Amendment, changes to the Plan included:

- Updating the TIF eligible public improvements
- Splitting the Garfield Manor and York Apartments development into two separate projects
- Updating the status of the E. Forest Art Project
- Removing the eligible MBT investment in the Randora apartment project.
- Updating the plans for the Parking Deck I project
- Removing the eligible activities from Parking Deck II
- Adding 76 E. Forest
- Adding 92 E. Forest

In this 2nd Amendment & Restatement, proposed changes to the Plan include:

- Amending the project description to change what was known as the Parking Deck I project to the Sugar Hill Redevelopment project.
- Amending and restating the eligible activities associated with the Sugar Hill Redevelopment project
- Amending and restating the TIF Tables to add the Sugar Hill Redevelopment project.
- Identifying investment in the Sugar Hill Redevelopment project as Eligible Investment associated with a Michigan Business Tax (MBT) credit, which is to be amended.

These changes are described in more detail in the individual project descriptions. Each Project includes eligible activities and eligible properties and will request, has already requested, or has already received a MBT credit.

Total investment for the Sugar Hill Redevelopment Project is expected to be approximately \$34,600,000.00. The Developers are requesting \$9,639,944.00 in TIF reimbursement under the proposed Plan.

Property Subject to the Plan

The property comprising the eligible property consists of 20 parcels located within the Sugar Hill Arts District. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the "Property." Parcel information for the Property is outlined in the table below.

Address	Owner	Individual Project
43 Garfield*	Garfield Real Estate Properties, LLC	
59 Garfield*	Garfield Real Estate Properties, LLC	
52 E. Forest	E. Forest Art Project, LLC	E. Forest Art Project
66 E. Forest	E. Forest Art Project, LLC	E. Forest Art Project
71 Garfield	71 Garfield, LLC	Garfield Manor
71 Garfield	71. Garfield, LLC	Garfield Manor
71 Garfield	71 Garfield, LLC	Garfield Manor
74 Garfield	71 Garfield, LLC	York Apartments
76 E. Forest	76 E. Forest, LLC	76 E. Forest Commercial Rehab.
79 Garfield*	University Cultural Center Association	
80 Garfield	71 Garfield, LLC	York Apartments
81 Garfield	City of Detroit	Sugar Hill Redevelopment
86 E. Forest	Cathedral Church of St. Paul	92 E. Forest Commercial Rehab.
92 E. Forest	Cathedral Church of St. Paul	92 E. Forest Commercial Rehab.
92 Garfield*	J &ML Jones	
95 Garfield	City of Detroit	Sugar Hill Redevelopment
106 E. Forest	Cathedral Church of St. Paul	92 E. Forest Commercial Rehab.

Address	Owner	Individual Project
107 Garfield	City of Detroit	Sugar Hill Redevelopment
118 E. Forest	Cathedral Church of St. Paul	92 E. Forest Commercial Rehab.
119 Garfield	City of Detroit	Sugar Hill Redevelopment

*Indicates property that is part of this Plan and TIF district, but will not receive investment as part of this Plan.

Tax Incremental Revenues will be taken from each of the individual projects described below.

1. Garfield Manor (71 Garfield)

The Property comprising the eligible property consisted of three parcels which all share the address 71 Garfield. Complete as of the writing of the 2011 Amendment, the property was functionally obsolete and blighted and adjacent and contiguous. 71 Garfield, LLC was the project developer. The Plan entailed the rehabilitation of a vacant apartment building for a mixed-use commercial and residential development. Total project costs were \$9,173,582.

2. York Apartments (74 and 80 Garfield)

The Property comprising the eligible property consists of two parcels: 74 and 80 Garfield, which are both blighted vacant lots. Sugar Hill Residential, LLC, Sugar Hill Commercial, LLC, and 74 and 80 Garfield, LLC are the project developers. Due to catastrophic arson at the site, the project has been revised to entail a new-construction mixed-use residential and commercial building on the site. Total project costs are estimated at \$7,406,588.

3. E. Forest Art Project (52 E. Forest and 66 E. Forest)

The Property comprising the eligible property consists of two parcels: 52 E. Forest and 66 E. Forest. Complete as of the writing of the 2011 Amendment, both properties were functionally obsolete and blighted. E. Forest Art Project, LLC was the project developer. The project includes the rehabilitation of two buildings for commercial use as the N'Namdi Center for Contemporary Art. The total square footage of the rehabilitation was 16,000. Total project costs were \$4,388,200.

4. Sugar Hill Redevelopment (Formerly Parking Deck I) (81, 95, 107, and 119 Garfield)

The Property comprising the eligible property consists of four parcels: 81 Garfield, 95 Garfield, 107 Garfield, and 119 Garfield, all of which are city-owned tax-reverted, blighted lots. Develop Detroit Inc. and Preservation of Affordable Housing, Inc. (POAH), or a related entity, is the project developer. The project is the redevelopment of the vacant property and the construction of a multi-story mixed-use development with ground floor commercial/retail space, an estimated 85 residential apartments, residential amenities, and integrated parking structure. Total project costs are estimated at \$34,600,000.

In addition, the Michigan Economic Development Corporation issued a pre-approval letter for a Brownfield MBT credit for the Parking Deck I project in 2011. This MBT credit will be amended in order to (a) add Develop Detroit Inc. and POAH, or a related entity, as a qualified taxpayer; and (b) qualify eligible investment from the Sugar Hill Redevelopment project as eligible basis for the MBT credit.

5. 76 E. Forest

The Property comprising the eligible property consists of one parcel at 76 E. Forest. The property is functionally obsolete. Additionally, the property is adjacent and contiguous to 66 E. Forest

(approved in the 2006 Plan as functionally obsolete and blighted.) 76 E. Forest, LLC is the project developer. The project entailed the rehabilitation of a 6,000 square foot single family home for commercial office use. Total project costs were estimated at \$1,455,613.

6. 92 E. Forest

The Property comprising the eligible property consists of one parcel at 92 E. Forest. The property is functionally obsolete. 92 E. Forest, LLC is the project developer. The project entails the rehabilitation of a 12,000-square foot vacant church for commercial use. Total project costs are estimated at \$4,000,000.

Basis of Eligibility

The parcels that comprise the Eligible Property qualified as eligible properties in the 2006 Plan and/or 2011 Amendment.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements and the development of a brownfield plan and/or work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. Construction is completed or currently underway on particular projects included in the Plan. Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen months after the date the governing body approves this Plan and will be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below).

1. Garfield Manor (71 Garfield)

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 because they include lead and asbestos abatement, and demolition. A summary of the eligible activities and the estimated cost of each activity are shown in the table below.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated Cost
Lead and asbestos abatement	25,000.00
Demolition	50,000.00
Total Eligible Activity Costs	75,000.00

The total Eligible Investment on the Eligible Property is estimated at \$4,265,999.

2. York Apartments (74 and 80 Garfield):

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 because they include demolition. A summary of the eligible activities and the estimated cost is shown in the table below.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated
Demolition	65,000.0

Total Eligible Activity Costs	65,000.00
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The total Eligible Investment on the Eligible Property is estimated at \$5,844,167.

3. East Forest Art Project

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 because they include asbestos abatement and interior demolition. A summary of the eligible activities and the estimated cost of each activity are shown in the table below.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated Cost
Asbestos abatement and interior	25,000.00
Total Eligible Activity Costs	25,000.00

It is currently anticipated construction will begin in the fall of 2006 and eligible activities will be completed within twelve months.

Eligible activities and budgeted costs are intended as part of the development of the property and are to be financed solely by the developer. The DBRA is not responsible for any cost of eligible activities and will incur no debt.

The total Eligible Investment on the Eligible Property is estimated to be \$2,014,000.

4. Sugar Hill Redevelopment (Formerly Parking Deck I) (81, 95, 107 & 119 Garfield)

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381 because they include department specific activities, site preparation activities, infrastructure improvement activities and the preparation of a brownfield plan and Act 381 work plan. The "eligible activities" also include contingency, brownfield TIF compliance and tracking activities, and interest on the balance of unreimbursed eligible activity costs. A summary of the eligible activities and the estimated cost of each activity are shown in the table below.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated Cost
Department specific activities	28,500
Site preparation improvement	410,000
Infrastructure improvement activities	6,996,930
Brownfield plan & Act 381 work plan	\$30,000
Brownfield TIF compliance	\$26,000
Contingency (15%)	\$1,114,115
Interest (5%, simple)	\$1,400,839
Total Eligible Activity Costs	\$10,006,384

The total Brownfield MBT credit Eligible Investment on the Eligible Property is estimated to be \$12,484,714.

5. 76 E. Forest

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381, because they include interior demolition and asbestos abatement.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated Cost
Asbestos abatement	50,000.00
Demolition	15,000.00
Total Eligible Activity Costs	65,000.00

The total Eligible Investment on the Eligible Property is estimated at \$861,185.

6. 92 E. Forest

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Section 2 of Act 381, because they include interior demolition.

Estimated Cost of Eligible Activities	
Description of Eligible Activity	Estimated Cost
Demolition	50,000.00
Total Eligible Activity Costs	50,000.00

The Eligible Investment on the Eligible Property is estimated at \$3,000,000.

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Tax Increment Financing (TIF) Capture

The Developers desire to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

Other Development Incentives

The Developers of this Plan will seek additional support through the transfer of the existing Michigan Business Tax Credit for the property as well as a Commercial Rehabilitation Act Abatement (PA 210).

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the July 11, 2018 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, July 19, 2018 at 6:00 pm at the Museum of Contemporary Art Detroit located at 4454 Woodward Ave. in Detroit, Michigan. The results of the DBRA public hearing are attached.

Mr. Walters called for a motion for a roll call vote approving the Second Amended and Restated Brownfield Plan for the Garfield Area and its submittal to the Detroit City Council as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. Wilkins, the Board took the following action: Mr. Scott, Ms. Washington, Mr. George, Ms. McClain, Ms. Wilkins, Ms. DeSantis, and Mr. Walters voted to approve the resolution. Ms. Mays abstained. No members present opposed the resolution. DBRA Resolution Code 18-07-116-09 was approved.

ADMINISTRATIVE:

None.

OTHER

Ms. Kanalos provided an update to the DBRA Board regarding the request for tablets for use during DBRA Board meetings in lieu of paper copies of the board materials. Ms. Kanalos stated that DEGC is gathering information about various board book portals and tablet options.

PUBLIC COMMENT

None.

ADJOURNMENT

Citing no further business, Mr. Walters called for a motion to adjourn the meeting.

On a motion by Ms. McClain, seconded by Ms. Wilkins the meeting was unanimously adjourned at 4:37 PM.



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CODE DBRA 18-07-02-237

APPROVAL OF MINUTES JULY 11, 2018

RESOLVED, that the minutes of the regular meeting of July 11, 2018 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

July 25, 2018



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DBRA 18-07-03-177

ACCEPTANCE OF TREASURER'S REPORT FOR JUNE 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period June 1 through June 30, 2018, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

July 25, 2018



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CODE DBRA 18-07-258-01

**ACCEPTANCE OF FUNDING AND AGREEMENT TO PERFORM DUE DILLIGENCE
ACTIVITIES ON BEHALF OF THE CITY OF DETROIT AT THE MICHIGAN STATE FAIR
GROUNDS SITE**

WHEREAS, pursuant to Act 381 of 1996, as amended, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has the power to perform due diligence activities on behalf of the City of Detroit (the "City") in furtherance of the purposes of revitalizing environmentally distressed areas; and

WHEREAS, the City is expected to enter into a Purchase Agreement with the State of Michigan Land Bank Authority ("MLBA") to purchase the former Michigan State Fair Grounds (the "MSFG") property, with a commonly known address of 20110 Woodward Avenue (the "Property"); and

WHEREAS, the City is asking the DBRA to assist with such Purchase Agreement by performing due diligence activities on behalf of the City; and

WHEREAS, the DBRA Board has determined that performing due diligence activities at the Property will be consistent with the purposes for which the DBRA was created and in furtherance of its statutorily defined missions; and

WHEREAS, the DBRA accepts up to five-hundred thousand dollars ("\$500,000.00") from the City for the purpose of performing due diligence activities at the Property; and

WHEREAS, the DBRA agrees to perform due diligence activities at the Property on behalf of the City; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to perform due diligence activities, accept funds, expend funds, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the DBRA authorizes the acceptance of up funds, as applicable, for the payment of due diligence activities and agrees to perform due diligence activities on behalf of the City for the Property; and

BE IT FURTHER RESOLVED, that any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

BE IT FURTHER RESOLVED, that all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

July 25, 2018



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CODE DBRA 18-07-116-09

GARFIELD AREA SECOND AMENDED AND RESTATED BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended, ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed brownfield plan for the Second Amended and Restated Brownfield Plan for the Garfield Area Development Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments from the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, during the public meeting held by the DBRA Board of Directors on July 11, 2018, in accordance with Section 2(a)(ii) of 317 PA 1968, as amended, DBRA Board Member, Sonya Mays, as the CEO of Develop Detroit, Inc. disclosed to the DBRA Board of Directors that Develop Detroit, Inc. has a pecuniary interest in the proposed Plan and any subsequent Reimbursement Agreement that may be executed by Develop Detroit, Inc. in connection with the Plan; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, has determined that the adoption of the brownfield plan for the **Second Amended and Restated Brownfield Plan for the Garfield Area Redevelopment**

Project is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, approves the Plan substantially in the form attached hereto. A copy of the Plan is on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

July 25, 2018

